

RICHARD T. BISSEN, JR.

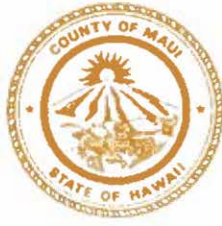
Mayor

RICHARD E. MITCHELL, ESQ.

Director

SAUMALU MATA'afa

Deputy Director



DEPARTMENT OF HOUSING
COUNTY OF MAUI
2065 MAIN STREET, SUITE 108
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7351
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October 22, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr. 10-23-25
Mayor Date

For Transmittal to:

Honorable Tasha Kama, Chair
Housing and Land Use Committee
Maui County Council
Wailuku, Hawaii 96793

Dear Chair Kama:

**SUBJECT: BILL 40 (2025), AMENDING CHAPTERS 2.96, 2.97,
AND 3.44, MAUI COUNTY CODE, ON RESIDENTIAL
WORKFORCE HOUSING UNITS (HLU-6)**

The Department of Housing (Department) is in receipt of your letter dated September 26, 2025, requesting a response to three questions, the last of which concerned developments with unused residential workforce housing credits. The Committee's last question on housing credits and Department's response are addressed in this letter.

The information requested was inadequately tracked by the former Department of Housing and Human Concerns (DHHC) and requires that the Department review all current Residential Workforce Housing Agreements (RWHA) (approximately 100) with all associated resolutions passed by the Council to validate the information. In addition, the Department may need to contact each developer to confirm the information provided below. Once the

Department has had a reasonable opportunity to review that information, it will update the two tables below.

- (3) **Please provide a list of developments with associated unused residential workforce housing credits. For each development, please also list the entity that received the credits and the remaining number of unused credits.**

Table 1 identifies the number of credits transferred to projects by credit holders. Table 2 identifies the number of remaining credits held by a credit holder.

Table 1: Credits Transferred by Project

Credit Holder (Transferor)	Project/Entity Receiving Credits (Transferee)	Number of Credits Transferred
A&B Wailea LLC	Project: N/A	4
Aina Lani Pacific LLC	Entity: Stenger & Cohen Holdings LLC	
	Project: Kaiaulu	8
	Project: Pailolo	1
	Project: TBD	24
Armstrong Companies, Ltd	Entity: Keala o Wailea LLC	15
	Entity: Wailea MF-15 LLC	6
Bach Builders and Developers LLC	Entity: Wailele Ridge of Maui LLC	24
Dowling Company	Project: Maui Palms Hotel Redevelopment	1
	Project: TBD	22
Fidelity Investments Charitable Gift Fund	Project: Hotel Ike Wailea	1
	Project: Makena Resort	1
Ikaika Ohana	Project: Lahaina Ventures Development	9
	Project: Maui County Project Only	14
	Project: OPD Hawaii LLC	3
	Project: Welakahao Village	22
	Project: WMH, LLC	7
Imi Ikena Housing Partners LLC, a CA LLC	Entity: YC94 LLC AND	
	Project: 511 Imi Place	21
Kahului Lani I LP	Project: TBD	66
Kauhikoa Land LLC	Project: TBD	3
	Project: WCME Hotel	22
Pailolo Investment LLC	Project: LOT 3-A-1 Kapalua Mauka LRG-LOT SUBD NO.3 (Pailolo)	11
Site 6D Homes LLC	Project: Module 2 at Kehalani	18
Wailele Ridge of Maui LLC	Project: Wailele Ridge	12
WCME LLC	Project: Baldwin Ranch Estates Subdivision	4
	Project: Haiku Town Acres Subdivision	5

Table 1: Credits Transferred by Project

Credit Holder (Transferor)	Project/Entity Receiving Credits (Transferee)	Number of Credits Transferred
	Project: Maui Coast Hotel Expansion	41
	Project: Puaa Subdivision File No 3.2324	7
	Project: Waiko Light Industrial Subdivision File No 3.2293	6
WK3 LLC	Entity: Fidelity Inv. Charitable Gift Fund	10
	Project: Hoku o Wailea	38
	Project: Hyatt Regency Maui Addition	52
	Project: Keaka LLC Parcel H-2	26
	Project: Kehalani	41
	Project: Makena Resort	84
	Project: Pi'ilani Suites Hotel - Wailea, HI	50
	Project: Wahana Estates	11
	Project: Wailea SF-11	8
	Project: WCME, Wailea, HI	25
YC94 LLC	Project: Lots 6, 7, & 8 - Maui Research & Tech. Park Phase 1	70
	Project: The Grand Wailea Resort	5
	Project: Kehalani & SLUC Dkt. No. A89-642	63

Table 2: Credits Remaining by Credit Holder

Credit Holder	Remaining Credits
A&B Wailea LLC	3
Aina Lani Pacific LLC	3
Armstrong Companies, Ltd	3
Bach Builders and Developers LLC	1
Dowling Company	2
Fidelity Investments Charitable Gift Fund	2
Ikaika Ohana	5
JES LLC	1
Kahului Lani I LP	1
Kauhikoa Land LLC	2
Lanai Residential Lots	1
Lei Alii	1
Pailolo Investment LLC	1
Site 6D Homes LLC	1
Waiehu Lou- 2,3,4	1
Wailele Ridge of Maui LLC	1
WCME LLC	6

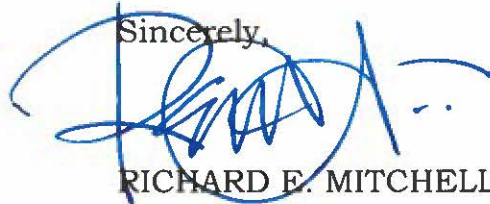
Honorable Tasha Kama, Chair
Housing & Land Use Committee
October 22, 2025

Table 2: Credits Remaining by Credit Holder

Credit Holder	Remaining Credits
WK3 LLC	25
YC94 LLC	4
TOTAL	64

As noted above, the information provided in this letter is preliminary, and subject to change once the Department has had a reasonable opportunity to validate it. Should you have further questions, please contact me or the Department at (808) 270-7110 or email me at director.housing@co.maui.hi.us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Mitchell', is written over the word 'Sincerely,'.

RICHARD E. MITCHELL, ESQ.
Director of Housing

HLU Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Friday, October 24, 2025 11:09 AM
To: HLU Committee
Cc: Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika; Amanda M. Martin; Richard E. Mitchell; Saumalu Mataafa
Subject: MT#11272 BILL 40
Attachments: MT#11272-HLU Committee.pdf